

# Comprehensive Plan Introduction

## Proposed Amendments

### ~~DELETIONS~~ ADDITIONS

#### 100 Planning an Inclusive City 100

100.1 The nation’s capital, a global center of knowledge and power, ~~and the central city of one of America’s largest and most prosperous metropolitan areas~~ **is the central city of one of America’s largest and most prosperous metropolitan areas.** It is also ~~our home—a city~~ **District** of great neighborhoods, a vibrant downtown, historic buildings, diverse shopping, renowned institutions, and magnificent parks and natural areas. 100.1

100.2 ~~Our city~~ **Washington, DC** bears the imprints of many past plans, each a reflection of the goals and visions of its era. The influence of these plans can be seen ~~all around us everywhere~~—they affect the way ~~we~~ **residents** live and work, the way ~~we~~ **residents** travel, and the design of ~~our~~ **the District’s** communities. Planning is part of ~~our~~ **the District’s** heritage. It has shaped ~~the District’s~~ **Washington, DC’s** identity for more than two centuries and has made ~~us~~ **it** the ~~place~~ **District it is** ~~we are~~ today. 100.2

~~100.3 The fact that we are a mature city does not mean it is time to stop planning and just let the future happen. In fact, the need for planning has never been greater than it is today. 100.3~~

100.43 ~~The District~~ **Washington, DC** is changing. At this moment, more housing is **planned and** under construction in the District ~~of Columbia~~ than was built during the entire decade of the **2000s.** ~~1990s. Enough office space to replicate downtown Denver is on the drawing boards.~~ Federal properties—some larger in land area than all of Georgetown or Anacostia—are being studied for new uses. These changes generate excitement and tension at the same time. Issues of race, class, and equity rise to the surface as the ~~city~~ **District** grows. ~~We strive~~ **The effort** to be a more “inclusive” city **never stops**—to ~~ensure that~~ **make** economic opportunities **equitable and** ~~reach all of our residents~~ **available to all residents**, and to **enhance** ~~protect and conserve~~ the **most valuable** things ~~we value most~~ about ~~our~~ **the District’s** communities. ~~We also strive~~ **The effort to make Washington, DC more resilient in response to changing conditions that bring new stressors and new opportunities alike is also ceaseless.** 100.43

100.54 As ~~we one~~ **thinks** about ~~our~~ **the** future, other issues arise. How will people get around ~~the city~~ **Washington, DC** in 20 years? Where will ~~our~~ children go to school? Will police and fire services be adequate? Will ~~our~~ **the** rivers be clean? Will ~~our~~ **the** air be healthy? ~~How will we resolve the affordable housing crisis and~~

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~~ensure that housing choices are available for all residents?~~ How to address housing affordability and ensure that current and longtime residents have a place in the future of the District? ~~How can we ensure that District residents have access to the thousands of new jobs we are expecting?~~ How to ensure the District Washington, DC continues to produce jobs and that District residents have the supports they need to take these jobs and find pathways to success? How will the best parts of ~~will the character of our~~ neighborhoods be ~~conserved~~ preserved and the challenging parts be improved? How will federal and local interests be balanced? 100.~~54~~

100.~~65~~ This Comprehensive Plan ~~provides our response to~~ addresses these important questions and establishes a framework to achieve ~~our~~ the District's goals. 100.~~65~~

### Planning in the District-Then ~~And~~ and Now

100.~~76~~ Washington, DC is widely known ~~as a city~~ for being steeped in American history. This reputation extends to city planning too, ~~and~~ startings with the very origin of the District ~~of Columbia~~ in 1791. 100.~~76~~

100.~~87~~ More than two centuries ago, George Washington commissioned Pierre L'Enfant to plan a new national capital on the banks of the Potomac and Anacostia Rivers. L'Enfant and surveyor Benjamin Banneker designed the District's ~~Washington's~~ unique diagonal and grid system and sited some of America's most important landmarks, including the U.S. Capitol and the White House. In 1893, the Olmsted Highway Plan further reinforced the District's grand avenues and connections to nature. 100.~~87~~

100.~~98~~ ~~A century later,~~ Subsequently, the U.S. Congress asked the McMillan Commission to transform Washington, DC into a world-class capital city. The ~~Commission~~ commission responded with a grand plan to beautify the District with the National Mall, many neighborhood parks, and an expanded Rock Creek Park. 100.~~98~~

100.~~109~~ Today, the L'Enfant and McMillan ~~Plans~~ plans are regarded as major milestones in Washington, DC's history. The plans of the mid to late 20<sup>th</sup> ~~th~~ century are less celebrated, but are no less important. In 1924, federal legislation created the National Capital Park and Planning Commission. Its initial focus was on ~~city~~ District parks and playgrounds, but its focus soon expanded to include land use, transportation, and public facilities. The ~~Commission~~ commission produced a Comprehensive Plan in 1950, another in 1961, and yet another in 1967. These plans proposed radical changes to the ~~city's~~ District's landscape, including freeways and "urban renewal." The mid-century Comprehensive Plans were largely driven by federal interests and a desire to retain the beauty and functionality of Washington, DC as a capital city. 100.~~109~~

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- 100.~~11~~10 In 1973, the federal Home Rule Act designated the ~~Mayor~~ mayor of the District of Columbia as ~~the city's~~ the District's principal planner. The Comprehensive Plan was divided into “District” Elements to be prepared by the District’s Office of Planning, and “Federal” Elements to be prepared by the National Capital Planning Commission (NCPC). The first Comprehensive Plan of the post-Home Rule era, containing both District and Federal Elements, was completed in 1984. 100.~~11~~10
- 100.~~12~~11 Between 1984 and 2005, the District Elements were amended four times. A 1985 amendment added the Land Use Element and Maps. The 1989 and 1994 amendments added Ward Plans to the document, roughly tripling its size. The 1998 amendments included a variety of map and text changes to reflect then-current conditions. ~~A new version of the Federal Elements, meanwhile, was prepared by NCPC in the early 2000s and approved in 2004. In 2004, the District completed a vision for Washington, DC called a Vision for Growing an Inclusive City. This document established a new philosophy about planning in Washington, DC, which has been carried forward into the Comprehensive Plan. The Comprehensive Plan’s overarching purpose is to improve the quality of life for current and future District residents.~~ 100.~~12~~11
- 100.~~13~~12 ~~During the past six years, the District has moved into a new era of urban planning, headlined by neighborhood plans, corridor studies, the Anacostia Waterfront Initiative, and the citywide “Vision for Growing an Inclusive City.” The Vision is emblematic of a new philosophy about planning in the city, which has been carried forward into this Comprehensive Plan. The plan’s overriding emphasis is on improving the quality of life for current and future residents of the District of Columbia.~~  
Since 2006, when the District’s modern Comprehensive Plan was adopted, the Office of Planning (OP) has undertaken additional planning efforts that have focused on distinct areas within Washington, DC, producing a total of 29 Small Area Plans (SAPs), as well as other place-based planning documents. In addition, District agencies have produced many strategic and long-range plans on topics such as transportation, parks, housing, sustainability, and culture. These plans have not only deepened and refined the general guidance of the Comprehensive Plan but have also applied systems thinking to tackle issues and opportunities across traditional silos. 100.~~13~~12
- 100.~~14~~13 The Comprehensive Plan includes detailed maps and policies for the physical development of ~~the District of Columbia~~ Washington, DC. ~~The Plan~~ It also addresses social and economic issues that affect and are linked to the development of the ~~city and our citizens~~ District and its residents. ~~It~~ The Comprehensive Plan allows the community to predict and understand the course of future public actions and shape private sector investment and actions too. It allows the District

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to ensure that its resources are used wisely and efficiently, and that public investment is focused ~~in~~ on the areas where it is needed most. 100.~~14~~13

100.~~15~~14 The Comprehensive Plan provides guidance on the choices necessary to make ~~the District~~ Washington, DC ~~a better city~~ District. No single person or organization is in a position to make these decisions alone. Many residents, governmental agencies, businesses, institutions, and leaders have helped shape this plan. Their continued commitment will be needed to carry it out in the coming years.

100.~~15~~14

100.15 Collectively, federal, regional, and local planning plays an important role in the character, development and growth, and livability of Washington, DC. A vibrant District should both accommodate the needs of our national government and enhance the lives of the District's residents, workers, and visitors. It should embody an urban form and character that builds upon a rich history, reflects the diversity of its people, and embodies the enduring values of the American Republic. Furthermore, it should create a development trajectory in in which residents leverage the unique assets and identity of the nation's capital through their day-to-day lives. 100.15

100.16 The Comprehensive Plan for the National Capital is comprised of two parts: the Federal Elements and the District Elements. The Federal Elements of the Comprehensive Plan are developed by the NCPC and the District Elements by the District's OP. Combined, these elements guide development in the District to balance federal and local interests with a collective responsibility for the natural, cultural, economic, and social environments. Many of the elements have local, regional, and national significance; together they advance Washington, DC's great design and planning heritage. 100.16

100.17 The NCPC and OP work together to enhance Washington, DC as a great national capital and plan for its equitable development through inspiring civic architecture, rich landscapes, distinct neighborhoods, vibrant public spaces, environmental stewardship, and thoughtful land-use management. 100.17

101 The Comprehensive Plan's Legal Basis, Role and Content 101

102 Legislative Foundation 102

102.1 The ~~DC Code~~ District Charter vests the ~~Mayor~~ mayor with the authority to initiate, develop, and submit a Comprehensive Plan to the DC Council, as well as the power to propose amendments following the ~~plan's~~ Comprehensive Plan's adoption (87 Stat. 792, Pub. L. 93-198, title IV, § 423 (DC Official Code § 1-204.23)). ~~In the course of adoption, t~~The DC Council may alter ~~adopts~~ the

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Comprehensive Plan, subject to the approval of the ~~Mayor~~ mayor and review by the ~~National Capital Planning Commission~~ (NCPC) and Congress. 102.1

~~102.2 Because of the District's role as the nation's capital, The Comprehensive Plan for the National Capital includes two components: the Federal Elements, which address federal lands and facilities, and the District Elements, which address all other lands. Together, these elements constitute the District's mandated planning documents. 102.2~~

### ~~A Revised Plan is Needed~~

~~102.32~~ From 1985 to 2005, a Comprehensive Plan drafted in the early 1980s governed land use decisions in the District. By the early 2000s, it was becoming clear that the Comprehensive Plan was out of date. The “future”—as envisioned by the Plan—was already history. 102.32

~~102.4 In 2003, a Citizens' Task Force, appointed by the Mayor and DC Council, completed an assessment of the existing Plan. As a result of the assessment, the Office of Planning recommended that the Comprehensive Plan be thoroughly revised, not just amended. The Task Force concluded that the plan was outdated, difficult to read and understand, lacked maps and graphics, and did not provide the direction needed to address the tough issues facing our city today. 102.4~~

~~102.53~~ ~~Based on this assessment~~In 2004, the ~~Mayor~~ mayor and ~~Council~~ DC Council agreed to move ahead with a major revision of the Comprehensive Plan, rather than starting another round of piecemeal amendments. It was time for an in-depth analysis of existing conditions and trends, and a fresh look at the ~~city's~~ District's future. ~~It was also time to reach out to thousands of DC residents to raise awareness of why the Comprehensive Plan is important to the city's future and to the daily life of residents and businesses. The 2006 Comprehensive Plan is the response to that call. In 2011, the District adopted a minor amendment to the 2006 Comprehensive Plan, consisting primarily of technical corrections and a limited number of policy updates. In 2016, the OP launched a second amendment to the 2006 Comprehensive Plan. While not a full update of the Comprehensive Plan, the changes are substantive and constitute a major revision.~~ 102.53

102.4 Since the 2006 Comprehensive Plan was adopted, the District has experienced significant population and revenue growth. While the 2006 Comprehensive Plan anticipated growth, such growth occurred at a much faster pace than expected. The second amendment process also addresses new challenges that have arisen since the adoption of the 2006 Comprehensive Plan. Having a visionary and current Comprehensive Plan is critical to the District's long-term success. 102.4

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- 102.~~6~~5 Section 1-301.62 of the DC Code states that: “(t)he purposes of the District Elements of the Comprehensive Plan for the National Capital are to:
- Define the requirements and aspirations of District residents, and accordingly influence social, economic, and physical development;
  - Guide executive and legislative decisions on matters affecting the District and its citizens;
  - Promote economic growth and jobs for District residents;
  - Guide private and public development in order to achieve District and community goals;
  - Maintain and enhance the natural and architectural assets of the District; and
  - Assist in the conservation, stabilization, and improvement of each neighborhood and community in the District.” 102.~~6~~5

- 102.~~7~~6 The ~~DC Code~~ **District Charter** broadly defines the plan’s scope. Section 1-204.23 states that the Comprehensive Plan “may include land use elements, urban renewal and redevelopment elements, a multi-year program of municipal public works for the District, and physical, social, economic, transportation, and population elements.” 102.~~7~~6

- 102.~~8~~7 The **DC Comprehensive Plan Act of 1984 (DC Law 5-76, § 7 (as amended); DC Official Code (§ 1-306.02)** also specifies that the ~~land~~ **Land Use Element** include “a generalized land use map or a series of maps representing the land use policies set forth in the Land Use Element.” 102.~~8~~7

## 103 The Family of Plans 103

- 103.1 The Comprehensive Plan can be thought of as the centerpiece of a “Family of Plans” that guide public policy in the District (See Figure ~~1-1~~ **1.1**). In the past, there ~~was~~ **has been** a lack of clarity ~~over~~ **about** the relationship between the Comprehensive Plan and the many other plans prepared by District agencies. This has reduced the **Comprehensive** Plan’s effectiveness and even resulted in internal inconsistencies between agency plans. 103.1

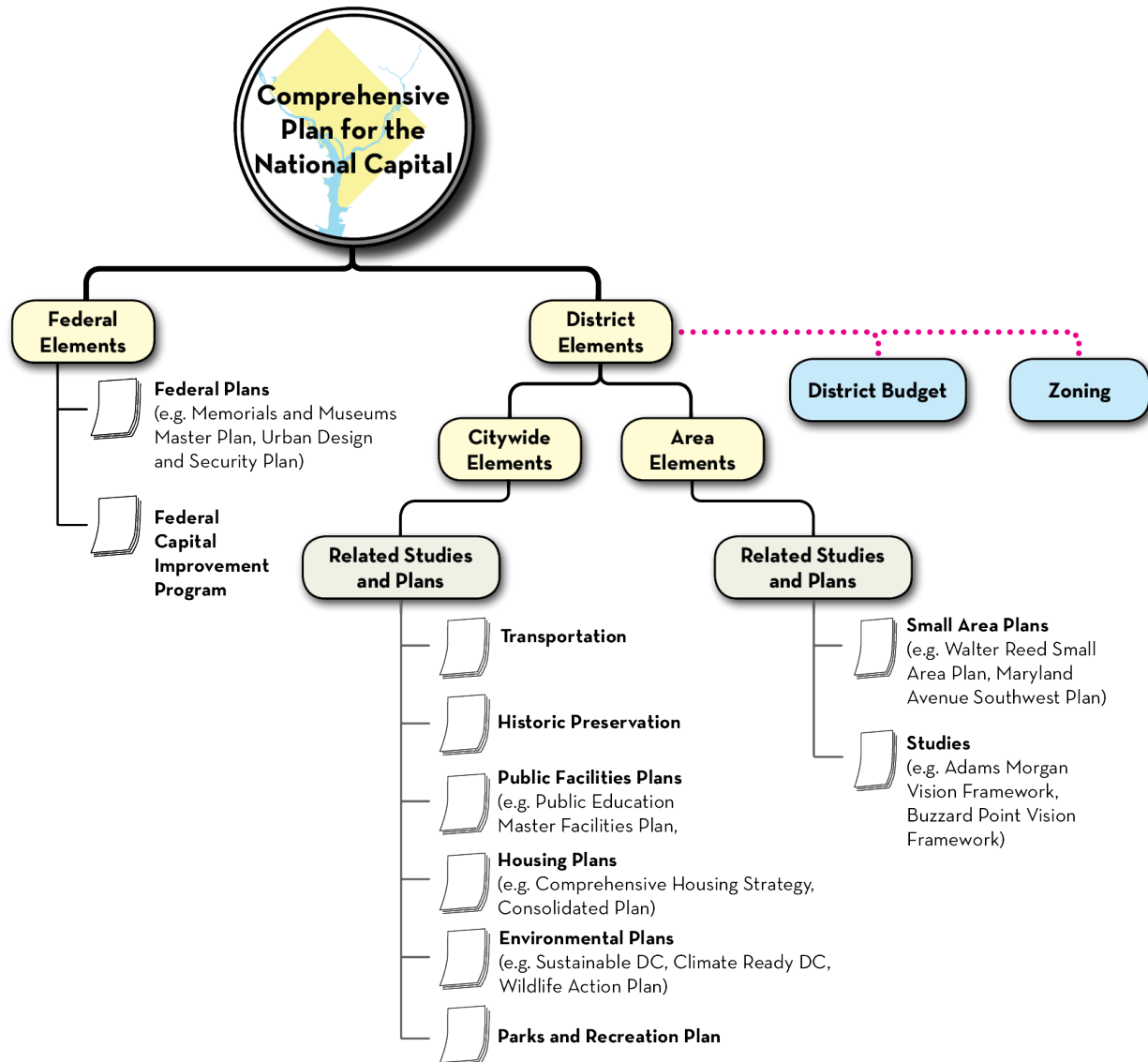
- 103.2 Under ~~the DC~~ **District** Code, the Comprehensive Plan is the one plan that guides the District’s development, ~~both broadly and in detail~~. Thus, it carries special importance in that it provides overall direction and shapes all other physical plans that ~~the~~ District government adopts. In fact, all plans relating to the ~~city’s~~ **District’s** physical development should take their leads from the Comprehensive Plan, building on common goals and shared assumptions about the future. For example, the growth projections contained in the Comprehensive Plan should be incorporated by reference ~~into~~ other plans that rely on such forecasts. 103.2

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103.3 As the guide for all District planning, the Comprehensive Plan establishes the priorities and key actions that other plans address in greater detail. The broad direction it provides may be implemented through agency strategic plans, operational plans, long-range plans on specific topics (such as parks or housing), and focused plans for small areas of ~~the city~~ Washington, DC. 103.3

103.4 Figure ~~1-1~~ 1.1: The Family of Plans 103.4



103.5 The Comprehensive Plan is not intended to be a substitute for more detailed plans, nor dictate precisely what other plans must cover. Rather, it is the one document that bridges all topics and is crosscutting in its focus. It alone is the



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**Comprehensive** Plan that looks at the “big picture” of how change will be managed in the years ahead. 103.5

103.6 Where appropriate, this Comprehensive Plan includes cross-references and text boxes to highlight other documents in the “Family of Plans.” Some examples include the federally-mandated State Transportation Plan (known as moveDC the “~~Transportation Vision Plan~~”), the Historic Preservation Plan, the Parks and Recreation Master Plan, ~~and~~ **Sustainable DC, and the Comprehensive Economic Development Strategy (CEDS).** ~~the Public Facilities Plan. Other agency plans may be guided by Comprehensive Plan policies but are outside of the city government’s direct control. These include the District of Columbia Public Schools Master Facilities Plan.~~ 103.6

### 104 The Three “Tiers” of Planning 104

104.1 ~~Since the late 1980s~~ **Before 2006**, the District used ~~has maintained~~ a three-tiered system of city planning comprised of:

- Citywide policies
- Ward-level policies
- Small area policies 104.1

104.2 **Since 2006** ~~In the past~~, the Comprehensive Plan has been the repository for the ~~e~~ **District-wide** and **Large Planning Area** ~~ward-level~~ policies. The small area policies, meanwhile, have appeared in separately bound “Small Area Plans” for particular neighborhoods and business districts. ~~As specified in the city’s municipal code, Small Area Plans provide supplemental guidance to the Comprehensive Plan and are not part of the legislatively adopted document.~~ 104.2

104.3 The 2006 Comprehensive Plan retains three geographic tiers but incorporates a number of changes to improve the **Comprehensive** ~~p~~Plan’s effectiveness and readability. ~~Probably the most important change~~ **One of the most significant changes** is the replacement of “Ward Plans” with “Area Elements.” While Ward Plans were an effective way to express local priorities within the **Comprehensive** Plan, the boundaries changed dramatically in 1990 and 2000 due to population shifts. Redistricting **occurred after the 2010 Census and** will occur again ~~after the Censuses in 2010, 2020, and so on~~ **after the 2020 Census and subsequent censuses.** Moreover, the ~~city’s~~ **Wwards** **District’s wards** are drawn to ensure an equal number of residents **reside** in each Council district rather than to provide a coherent rationale for planning ~~the city~~ **Washington, DC.** Thus, places like Downtown Washington, **DC** (divided by a ~~w~~ward boundary) and the Anacostia River (divided by four ~~w~~ward boundaries) have been covered in multiple places in past Comprehensive Plans. This has resulted in redundancy and fragmented policies for many ~~of Washington’s most important places~~ **areas in the District.**



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The relationship between the Comprehensive Plan and the three tiers is described below. 104.3

### 104.4 ~~Tier One: The Citywide Elements~~

The Comprehensive Plan includes 13 Citywide Elements, shown in Figure 1.2, each addressing a topic that is ~~city~~**District**-wide in scope, followed by an Implementation Element. ~~The elements are listed below:~~

- Framework (setting the ~~Comprehensive p~~**Plan**'s guiding principles and vision)
- Land Use
- Transportation
- Housing
- Economic Development
- Parks, Recreation, and Open Space
- Educational Facilities
- Environmental Protection
- Infrastructure
- Urban Design
- Historic Preservation
- Community Services and Facilities
- Arts and Culture
- Implementation 104.4

### 104.5 ~~Tier Two: The Area Elements~~

The Comprehensive Plan includes 10 Area Elements, shown on Figure 1.2. Taken together, these ten areas encompass the entire District. ~~The Area Elements are listed alphabetically below:~~

- Capitol Hill
- Central Washington
- Far Northeast and Southeast
- Far Southeast and Southwest
- Lower Anacostia Waterfront and Near Southwest
- Mid-City
- Near Northwest
- Rock Creek East
- Rock Creek West
- Upper Northeast 104.5

104.6 Although the Citywide and Area Elements ~~are~~**appear** in separate sections of this document, they carry the same legal authority. The Area Elements focus on issues that are unique to particular parts of the District. Many of their policies are “place-based,” referencing specific neighborhoods, corridors, business districts, and local landmarks. However, the policies are still general in nature and do not

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prescribe specific uses or design details. Nor do the Area Elements repeat policies that already appear in the eCitywide eElements. They are intended to provide a sense of local priorities and to recognize the different dynamics at work in each part of ~~the city~~ **Washington, DC**. 104.6

104.7 Figure 1.2: Comprehensive Plan Organization 104.7

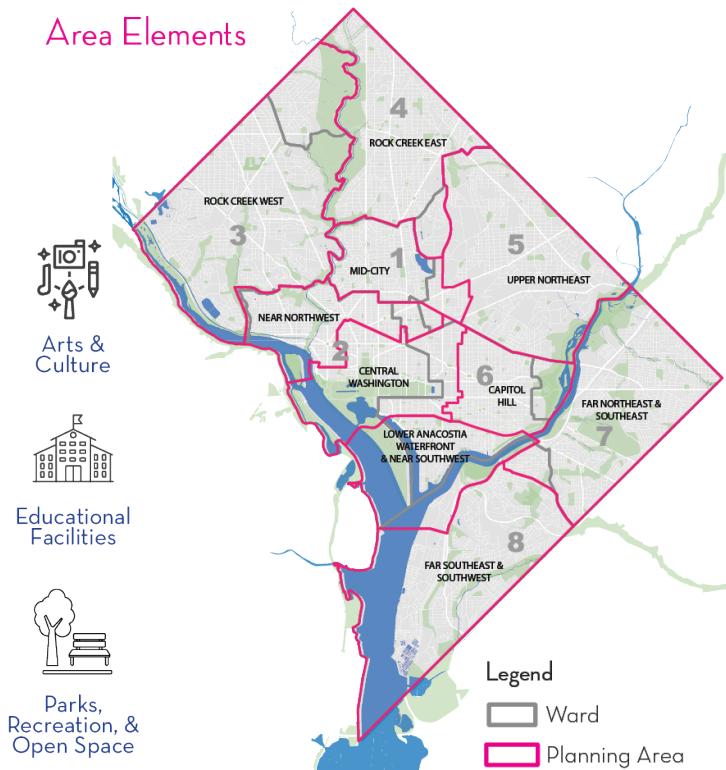
### Context Elements



### Citywide Elements



### Area Elements



104.8

### ~~Tier Three: The Small Area Plans~~

~~As noted above, Small Area Plans are not part of the Comprehensive Plan. As specified in the DC Code, Small Area Plans supplement the Comprehensive Plan by providing detailed direction for areas ranging in size from a few city blocks to entire neighborhoods or corridors. In the past, Small Area Plans have been prepared for places in ~~the city~~ **Washington, DC** where District action was necessary to manage growth, promote revitalization, or achieve other long-range planning goals. Examples include Southwest, Mid-City East, and Walter Reed, ~~the H Street NE corridor, the Takoma Metro station area, and the Shaw/Convention Center area. Small Area Plans are adopted by the DC Council by resolution. The Comprehensive Plan is adopted in a different manner—by legislation—and becomes part of the DC Municipal Regulations.~~~~ 104.8

104.9

In the future, additional plans ~~Small Area Plans~~ **focused on distinct geographies** will be developed. The Implementation Element of this Comprehensive Plan

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outlines where and under what conditions such plans should be undertaken. Existing Small Area Plans are cross-referenced in the Comprehensive Plan Area Elements and should be consulted for further detail about the areas they cover. **In addition to Small Area Plans, OP and sister agencies will use other neighborhood planning and design tools to provide analysis of, and direction for, the built environment. These focused tools address specific conditions, such as the quality of the public realm, access to locally serving amenities and opportunities, and access to opportunities for economic and community development. For example, in recent years, OP has produced Vision Frameworks, Design Guidelines, Technical Studies, Placemaking Interventions, and Retail Toolkits to respond to the tailored needs of communities. OP anticipates additional neighborhood planning and design tools will be created for future planning work.** 104.9

### 105 Moving from Plan to Action 105

105.1 This Comprehensive Plan also includes a chapter on plan implementation. The Implementation Element describes how the **Comprehensive Plan's** recommended actions are to be carried out, and by which government agencies. Time frames for implementation are also provided so that the plan's implementation steps can be measured and monitored. The addition of this element ~~is a major departure from past Comprehensive Plans for the District. It represents~~ **plays an important step forward part in assuring accountability. OP published Comprehensive Plan Progress Reports in 2010 and 2013, which contained thorough assessments of how well the District had implemented the plan's major policy themes and actions.** 105.1

105.2 ~~Of course, a~~ **The Implementation Element** alone is no guarantee that the policies of this Comprehensive Plan will be followed or that its actions will be carried out. It is the job of the District administration to abide by the Comprehensive Plan and coordinate with other ~~agencies of government~~ **government agencies** to ensure that future actions respect its policies. The most important tools for doing this are zoning and coordination of capital improvement programming with the policies and actions set forth in the Comprehensive Plan. The use of these tools to carry out the Comprehensive Plan is described in the Implementation Element. 105.2

### 106 Comprehensive Plan Technical Data ~~Appendices~~ 106

106.1 Developing policies for the District's future requires an extensive and detailed "baseline" of information about existing conditions and planning issues. ~~It would be impossible to include all of that information within this document and still maintain its readability.~~ Thus, a series of technical ~~datasets was~~ **appendices has been** assembled to supplement the Comprehensive Plan **and to inform all of the District's planning efforts. The District's State Data Center is housed within the OP and is the official liaison with the U.S. Census Bureau. The State**

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Data Center handles the dissemination and targeted analysis of Census data and periodically produces reports. It also produces the required projections for population, households, and jobs in the District, and coordinates with the Metropolitan Washington Council of Governments to finalize and publish forecasts each year. ~~These appendices include additional narrative text, data, and maps on transportation, infrastructure, the environment, and economic development in the city. The Technical Appendices~~ The Framework Element should be consulted for further ~~guidance and details on the topics covered in this Comprehensive Plan.~~ 106.1

### 107 How This Plan Was Prepared 107

107.1 ~~This~~ The 2006 Comprehensive Plan ~~is~~ was the outcome of a ~~four~~five-year revision process, from 2002 to 2006, and two subsequent amendments: a minor amendment in 2011, and a major revision that began in 2016. 107.1

107.2 In 2002, the ~~Mayor~~mayor and DC Council deferred the regularly ~~-~~scheduled amendment of the District Elements and instead asked ~~the Office of Planning~~ OP to conduct a Comprehensive Plan assessment. A 29-member citizens task force was convened to advise the District as it evaluated changes that would improve the Comprehensive Plan's effectiveness, organization, and format. The Comprehensive Plan Assessment Report, issued in February 2003, recommended a major Comprehensive Plan revision and fundamental changes to the document's structure. The report also suggested that the first step in the revision process should be to develop a broad vision for the ~~city's~~ District's future. 107.2

107.3 A ~~"Vision for Growing an Inclusive City"~~ was developed in response. The Vision included an appraisal of the District's major planning issues and ~~an articulated~~ articulation of goals for addressing these issues in the future. Its content was shaped by position papers on topics ranging from education to housing, workshops with department heads and civic leaders, and input from more than 3,000 District residents at the Mayor's Citizens Summit in November 2003. The Vision was endorsed by ~~the~~ DC Council in June 2004. 107.3

107.4 Work on the Comprehensive Plan revision began in Fall 2004. With the Vision's directive to ~~"grow an inclusive city,"~~ the revision was designed to be an ~~"inclusive"~~ process. The goal of this process was not merely to involve the public in creating the Comprehensive Plan—it was to build a constituency for the Comprehensive Plan ~~to that could~~ advocate for more effective implementation in the future. Thus, education and outreach about the Comprehensive Plan became as important as public input. 107.4

107.5 The 2006 ~~This is the District's first~~ Comprehensive Plan was the first to be prepared during the ~~"digital"~~ era and, as such, a host of new tools were used to

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~~reach~~ convey it to the community. The project website, [www.inclusivecity.org](http://www.inclusivecity.org), was used to publicize meetings, display information, provide drafts for comment, and receive feedback through bulletin boards and e-mail. The website received more than 1.3 million “hits” over the course of the project. Television and radio were also used, drawing residents to town meetings, workshops, and public hearings. 107.5

107.6 The 2006 Comprehensive Plan’s content was also shaped by a Plan Revision Task Force. The 28-member task force represented diverse interests and geographic areas, and advised ~~the Office of Planning~~ OP on the Comprehensive Plan’s content as well as its maps and place-specific recommendations. Similarly, an ~~Interagency~~ interagency ~~Working~~ working ~~Group~~ group representing more than 20 District and federal agencies was convened throughout the process to provide policy feedback and technical assistance. Small ~~Group~~ group ~~Discussions~~ discussions, attended by stakeholders and others with a particular interest in plan topics, were convened on specific issues such as higher education and environmental quality. 107.6

107.7 Large community workshops were also essential to the 2006 Comprehensive Plan revision. Three “rounds” of workshops were held, each comprised of four to eight interactive meetings or gatherings. In all, the workshops drew more than 1,500 participants, with virtually every neighborhood of the ~~city~~ District taking part. The workshops were supplemented by dozens of meetings with Advisory Neighborhood ~~Commissions~~, ~~c~~Citizen and ~~c~~Civic ~~a~~ Associations, interest groups, and individuals. 107.7

107.8 While public involvement was the “driver” behind the Comprehensive Plan’s content, its policies and actions have also been shaped by many other sources. Foremost among these is the prior Comprehensive Plan; many of its policies have been edited and carried forward. Similarly, recent plans and planning efforts, including the newly updated Federal Elements, also guide the Comprehensive Plan’s content. Finally, an enormous amount of data collection and analysis underpins the Comprehensive Plan’s recommendations. This data was largely absent from the prior Comprehensive ~~p~~Plan, ~~leading~~ which led to findings and recommendations that were not always supported by fact. 107.8

107.9 ~~This~~ The 2006 Comprehensive Plan was presented to the DC Council in the summer of 2006, with ~~Council~~ DC Council public hearings held in the fall. Revisions to the draft Comprehensive ~~p~~Plan were made based on ~~Council~~ DC Council comments and public testimony, and the document was adopted in December 2006. 107.9

107.10 In 2009, OP launched the planning process for the first amendment to the 2006 Comprehensive Plan and held several community meetings to converse

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with stakeholders. Using an open call to the public, OP received approximately 250 proposed amendments. 107.10

107.11 Following a period of evaluation and drafting, OP introduced legislation to the DC Council, detailing recommended amendments to the Comprehensive Plan. Public hearings were held in the fall of 2010. Based on public testimony and the DC Council feedback, OP revised the recommended amendments, and an amended plan was adopted in April 2011. 107.11

107.12 In 2016, OP began the second amendment to the 2006 Comprehensive Plan. At the outset, OP determined that the Comprehensive Plan's Core Themes and Guiding Principles, which are outlined in the Framework Element, would remain intact—maintaining the fundamental structure of the document. During the spring of 2016, OP assessed the Comprehensive Plan, met with other District agencies, and began to consult with community stakeholders. In the summer and fall of 2016, OP administered a major advertising campaign, branded as [PLAN]DC, to generate awareness and interest in the Comprehensive Plan update process. The campaign reached over 12 million people through Metrorail and Metrobus ad circulation and more than two million people through newspaper readership. A project website, plandc.dc.gov, was used to publicize meetings and share related information and materials. Since 2017, the [PLAN]DC website has received more than 46,000 page views and 13,000 PDF downloads. In the fall of 2016, OP held seven town hall meetings throughout the District, as well as several Advisory Neighborhood Commission workshops, to educate participants and provide forums for dialogue about community priorities. 107.12

107.13 From March to June 2017, OP held a 90-day open call to receive proposed amendments from the public, an approach designed to give all stakeholders a chance to suggest specific changes or contributions to the Comprehensive Plan. During that time, OP held 26 technical assistance sessions in locations around the District to help residents draft amendments in the appropriate format and navigate online and paper application forms. As a result of the community engagement and open call process, the District received approximately 2,816 submissions for proposed text amendments and approximately 248 submissions for proposed map amendments. 107.13

107.14 In January 2018, OP introduced legislation to amend the Framework Element of the Comprehensive Plan in advance of the other District Elements, to allow debate and establish a common foundation for other plan changes. In January 2019, legislation to amend the Framework Element was reintroduced. 107.14

107.15 During the second amendment process, OP took care to correct out-of-date information and ensure that text throughout the Comprehensive Plan is

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current and relevant. As part of this effort, complete and obsolete actions were documented as such and synchronized with the table in the Implementation Element. Descriptions of community engagement results from 2004 through 2006 were removed from the Area Elements and placed in appendices as a historical record. The Implementation Element was also modified to reflect current planning practices, and the guidance for future amendments was updated. 107.15

107.16 In 2019, OP shared its recommended amendments to the remaining District Elements with the public and led another round of community engagement to highlight important changes to the Comprehensive Plan and articulate key themes and goals. 107.16

107.17 In Spring 2019, OP conducted a DC Values campaign, with a survey and in-person outreach efforts. The DC values identified in the campaign were derived from the public amendments OP received throughout the open call process. OP analyzed all of the public input received since the Comprehensive Plan amendment process began in 2016: open call amendment proposals, community meeting notes, and agency feedback. OP distilled the responses into eight cross-cutting, high-level values: accessibility, diversity, equity, livability, opportunity, prosperity, resilience, and safety. A report was published on the results of the engagement. 107.17

107.18 The eight DC Values can be considered overarching concepts that are aligned with and support the Core Themes and Guiding Principles that are outlined in the Framework Element. The results of the DC Values campaign helped reflect resident aspirations for the District's growth and how this amendment process can align policies for long-term growth in a manner that builds towards a vibrant and inclusive Washington, DC. The results of this campaign are provided in the introduction to establish the context in which the District is evolving and to capture shared values for the future. 107.18

107.19 OP developed a two-pronged outreach approach that sought public feedback on these values through an online survey and on-the-ground outreach. The survey link was distributed through Advisory Neighborhood Commissioners and community networks, and OP staff developed a mobile outreach activity for neighborhood events, meetings, and festivals. 107.19

107.20 OP reached nearly 3,100 District stakeholders across all eight wards. The online survey asked residents and stakeholders which values resonated most with them and which values should be the highest priorities for amending the Comprehensive Plan. The online survey received 2,494 responses and, overall, each of the values resonated with respondents. Of the eight values, livability (57 percent of respondents), safety (51 percent of respondents), and



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equity (46 percent of respondents) received the highest number of votes. prosperity (21 percent) received the lowest number of votes. 107.20

107.21      Respondents who chose livability frequently touched on affordability, development impacts, and public amenities. When choosing equity, respondents shared concerns about rising costs and inequitable access to opportunity, not just for housing, but for businesses, employment, and other necessities. A desire for racial equity seemed to be a driving reason for selecting equity as a priority, as well. When safety was prioritized, respondents discussed pedestrian and bike safety and violent crime prevention as their most prevalent reasons for so prioritizing. 107.21

107.22      For District residents who participated in the survey, not only were livability, equity and safety considered the most important values, they were also considered to be foundations for the rest of the values and critical for retaining growth in the District. 107.22

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**107.23**

**Figure 1.3. Values Relationship to Core Themes. 107.23**



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### 108      The Comprehensive Plan Update and Coronavirus

108.1      While the draft update of the Comprehensive Plan was available for public review, a new and aggressively contagious Coronavirus emerged in Wuhan, China, infecting thousands of people across the globe and causing Coronavirus Disease (COVID-19). In response, Mayor Bowser issued orders to close nonessential businesses and, along with the governors of Maryland and Virginia, issued a stay at home order. The number of cases and deaths caused by COVID-19 and the economic and social impacts of the resulting crisis are still unknown, but even when related data become available, it will take months and possibly years to fully comprehend and respond to the impacts of this public health emergency.

108.2      The 2020 public health emergency and resulting economic crisis arising from the Coronavirus and resultant COVID-19 disease have altered and will continue to change many aspects of Washington, DC and its residents' lives. This experience also highlights the importance of a relevant and updated Comprehensive Plan. A long-term, high-level plan is always important, but especially during uncertain times and emergencies. The Comprehensive Plan serves as a critical anchor to help the District move toward its goals based on its underlying values, which remain unchanged during unexpected and traumatic events. The policies set forth in the Comprehensive Plan can unify and align communities as well as address unprecedented circumstances and their ongoing effects.

### ~~108~~109      How to Use the Comprehensive Plan ~~108~~109

~~108.1~~109.1      This document has been designed for use by elected officials, District government agencies and staff, residents, businesses and developers, and others with an interest in the future of ~~the District of Columbia~~ Washington, DC. The fact that so many different users will consult the Comprehensive Plan shapes the way information is presented. Although it is a legal document, the Comprehensive Plan ~~has been~~ was written ~~in "plain English" to make it more accessible with readability in mind.~~ Key issues are described with data to make the purpose of policies more apparent. Graphics, maps, photos, and charts ~~have been~~ are used to illustrate major points and improve the legibility of the text. Text boxes are used to present background information. The Comprehensive Plan is organized to eliminate the duplication of policies and actions that made the previous Comprehensive pPlan difficult to use. Cross-references are used to direct the reader to other relevant and related policies and actions within the document.  
~~108.1~~109.1

~~108.2~~109.2      This Comprehensive Plan ~~has been~~ was written to be an effective resource for those who seek general information on how ~~the District~~ Washington, DC may

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change over the next 20 years, as well as those who want or need to understand how the ~~city~~ **District** plans to respond to particular issues and problems. As the District's primary planning document, the Comprehensive Plan is of particular interest to elected officials (who must adopt it and fund its implementation), as well as agency heads, whose work it guides ~~must bring other plans in line with it.~~  
~~108.2~~ **109.2**

~~108.3~~ **109.3** The Comprehensive Plan's Generalized Policy Map and Future Land Use Map are incorporated as part of the document and provide the **basic** foundation for land use decision-making and zoning. Both maps are described in detail in the Framework Element. These maps appear as poster-sized foldouts. They are supplemented by numerous smaller maps that appear throughout the text.  
~~108.3~~ **109.3**

~~108.4~~ **109.4** At the heart of the Comprehensive Plan are a series of goal, policy, and action statements

- Goals describe ideal future conditions for a particular topic, such as housing or transportation. Following the Framework Element, each of the ~~e~~**C**itywide ~~e~~**E**lements begins with a single goal statement.
- Policies provide guidance to the District as it makes decisions relating to each goal. This document contains hundreds of policies, each preceded by a title that indicates the subject being addressed.
- Actions identify the specific steps to be taken by the District to implement the policies. These are prioritized and assigned to District agencies in the Implementation Element. ~~108.4~~ **109.4**

~~108.5~~ **109.5** The policies and actions of the Comprehensive Plan are principally intended to guide the decisions of District government. **As these policies and actions are carried out,** ~~c~~**C**ontinuous and ongoing consultation with Advisory Neighborhood Commissions, residents, community organizations, businesses, institutions, and property owners is essential ~~as these policies and actions are carried out.~~  
~~108.5~~ **109.5**

## ~~109~~ **110** How Does This Plan Affect Me? ~~109~~ **110**

~~109.1~~ **110.1** The Comprehensive Plan is relevant to most people's daily lives and interests since it directs how and where change and development will occur. As the Comprehensive Plan is successfully implemented, it will have many far-reaching effects on everyone who lives or works in the District. It will affect where development occurs; where green space, recreation facilities, and parks are improved; and how neighborhoods are conserved and enhanced as desirable places to live. The Comprehensive Plan affects everyone, not just public employees, developers and property owners. ~~109.1~~ **110.1**

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### *Text Boxes ~~with no Citation~~*

~~“Growing inclusively means that individuals and families are not confined to particular economic and geographic boundaries ~~but~~ **and** are able to make important choices—~~choices about~~ where they live, how and where they earn a living, how they get around the ~~city~~ **District**, and where their children go to school. Growing inclusively also means that every resident can make these choices—regardless of whether ~~they~~ **their families** have lived here for generations or **they** moved here last week, and regardless of their race, income, or age.”~~

The Comprehensive Plan is not intended to be a substitute for more detailed plans nor dictate precisely what other plans must cover. Rather it is the one document that bridges all topics and is crosscutting in its focus. ~~It is the Comprehensive **It alone is the** Plan, **alone**~~, that looks at the “big picture” of how change will be managed **now and** in the years ahead.

The Comprehensive Plan includes 10 Area Elements, which together encompass the entire District. Area Elements focus on issues unique to that part of ~~the city~~ **Washington, DC**.

Many of the Area Element policies are “place-based,” referencing specific neighborhoods, corridors, business districts, and local landmarks. However, the policies are still general in nature and do not prescribe specific uses or design details.

The Implementation Element identifies priority actions—the actions that ~~must and~~ should be completed in the near term. ~~The addition of t~~This element ~~is a major departure from past Comprehensive Plans for the District. It represents~~ **plays** an important ~~step forward~~**part** in assuring accountability.

This Comprehensive Plan ~~has been~~**was** written to be an effective resource for those who seek general information on how ~~the District~~ **Washington, DC** may change over the next 20 years, as well as those who want or need to understand how the ~~city~~ **District** plans to respond to particular issues and problems.

As the Comprehensive Plan is successfully implemented, it will have many far-reaching effects on everyone who lives or works in the District. It will affect where development occurs; where green space, recreation facilities, and parks are improved; and how neighborhoods are conserved and enhanced as desirable places to live.